

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Jefferson County Consortium**

State: **NY**

PJ's Total HOME Allocation Received: **\$22,057,583**

PJ's Size Grouping*: **B**

PJ Since (FY): **1994**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	28			
Program Progress:							
% of Funds Committed	97.71 %	96.67 %	6	95.51 %	78	75	
% of Funds Disbursed	95.54 %	84.39 %	5	87.58 %	92	89	
Leveraging Ratio for Rental Activities	0.38	2.5	0	4.86	5	8	
% of Completed Rental Disbursements to All Rental Commitments***	97.23 %	74.45 %	12	82.17 %	65	55	
% of Completed CHDO Disbursements to All CHDO Reservations***	76.41 %	72.55 %	13	71.17 %	54	53	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.77 %	80.49 %	9	81.54 %	53	53	
% of 0-30% AMI Renters to All Renters***	46.45 %	49.28 %	8	45.68 %	50	50	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.49 %	96.21 %	10	96.19 %	54	53	
Overall Ranking:			In State:	14 / 28	Nationally:	41	43
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$6,005	\$54,391		\$27,510	394 Units	23.00 %	
Homebuyer Unit	\$14,149	\$15,906		\$15,239	398 Units	23.20 %	
Homeowner-Rehab Unit	\$11,469	\$12,068		\$20,932	921 Units	53.80 %	
TBRA Unit	\$0	\$6,070		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Jefferson County Consortium NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$8,237	\$49,004	\$16,340
State:*	\$116,975	\$99,505	\$16,845
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.9

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	79.3	97.2	97.5	0.0
Black/African American:	0.5	1.3	1.2	0.0
Asian:	0.0	0.0	0.3	0.0
American Indian/Alaska Native:	19.6	0.5	0.5	0.0
Native Hawaiian/Pacific Islander:	0.3	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.3	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.1	0.0
Other Multi Racial:	0.0	0.3	0.0	0.0
Asian/Pacific Islander:	0.0	0.3	0.2	0.0

ETHNICITY:

Hispanic	0.0	0.5	0.1	0.0
----------	---	---	---	---

HOUSEHOLD SIZE:

1 Person:	67.9	25.1	36.8	0.0
2 Persons:	18.6	23.4	30.5	0.0
3 Persons:	7.4	23.4	11.3	0.0
4 Persons:	4.6	20.1	12.1	0.0
5 Persons:	1.0	6.5	5.6	0.0
6 Persons:	0.3	0.8	2.7	0.0
7 Persons:	0.0	0.8	0.7	0.0
8 or more Persons:	0.3	0.0	0.3	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	26.3	29.1	11.3	0.0
Elderly:	43.4	7.0	40.8	0.0
Related/Single Parent:	16.1	23.1	15.7	0.0
Related/Two Parent:	7.7	34.9	26.8	0.0
Other:	6.6	5.8	4.1	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	51.8	0.0 #
HOME TBRA:	0.3	
Other:	8.2	
No Assistance:	39.8	

of Section 504 Compliant Units / Completed Units Since 2001 1

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Jefferson County Consortium

State: NY

Group Rank: 41
 (Percentile)

State Rank: 14 / 28 PJs

Overall Rank: 43
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	97.23	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	76.41	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.77	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	99.49	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	0.68	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

